

**SOLD** - Charming family home with a south-facing enclosed garden, offering great potential

**EXCLUSIVE**



## INFORMATION

Town:	Taden
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	678 m2

## IN BRIEF

Nestled in a tranquil residential cul-de-sac, this charming, 2-bedroom family home offers the perfect blend of comfort and potential. With a generously sized south-facing garden, this property is an ideal retreat for those seeking a peaceful haven, whether as a starter home or a lock-and-leave holiday getaway.

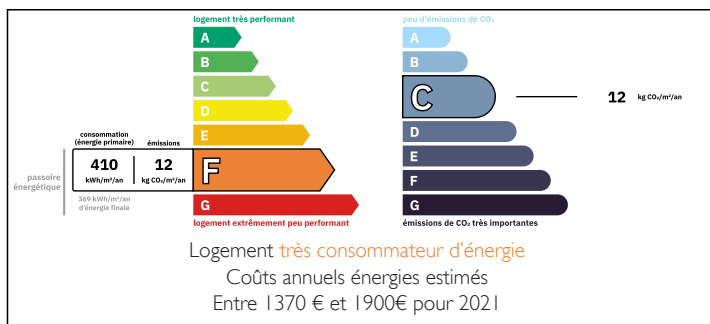
The house features spacious, sunlit rooms that invite natural light throughout the day, providing a warm and welcoming atmosphere. While the interiors may benefit from modern updates, the possibilities are endless for creating a personalized living space that suits contemporary tastes.

The lean-to garage, complete with loft area, could easily be transformed into a home office or creative workspace.

The garden, enclosed by lush hedges, offers a private

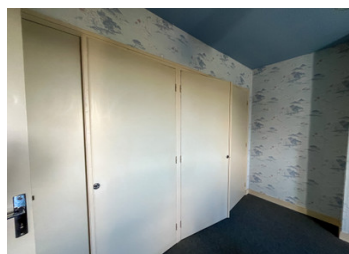


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Situated in a charming community just outside Dinan, this delightful home sits on the borders of the picturesque River Rance. A mere three minutes from the riverbank, it offers the perfect setting for serene morning walks and invigorating cycling adventures. Convenience is key, with supermarkets, shops, and restaurants all within easy reach, along with excellent transport links. Rennes Airport is less than an hour away, and St. Malo harbor is just a 30-minute drive. For those needing to travel further, Dinan's train station provides direct access to Paris.

Upon entering the house, you're welcomed by a spacious lounge featuring a cozy open fireplace and direct access to the patio, perfect for relaxing or entertaining. The fully equipped kitchen flows seamlessly into a utility room, currently used as a dining area, with additional under-stairs storage and convenient direct access to the garage. A separate downstairs toilet adds to the practicality.

Upstairs, the first floor boasts a generously sized main bedroom complete with built-in wardrobes, offering ample storage. The south-facing window floods the room with natural light and provides lovely views of the garden. The second double bedroom, also south-facing, is spacious enough to accommodate a work desk or home office. The large family bathroom benefits from natural light streaming in through a north-facing Velux window, creating a bright and inviting space.

Room dimensions in meters

Lounge: 3,6 x 5,6

Kitchen: 3,25 x 3,8

Ground floor toilet: 0,8 x 1,3

Dining area / utility room: 2,6 x 1,9

Garage: 3,0 x 6,6

Hallway:...